

RESOURCE CONSENT NOTICE

Public Notice of an Application for Resource Consent Under Sections 95A of the Resource Management Act 1991

The Dunedin City Council has received the following application for resource consent:

Resource Consent Application No: SUB-2016-34

Name of Applicant: JP & DS Sebelin

Location of Site: 10 Riccarton Road West, Mosgiel, being that land legally described as Lot 1 DP 10269 (CFR OTB1/697) and Part Section 5-6 Block III East Taieri Survey District (CFR OTB1/698 Ltd).

Description of Application: Council has received an application to subdivide 10 Riccarton Road West, Mosgiel, into two lots of 19.6ha and 19.4ha. The subject sites are currently pasture, and have no structures on-site. The sites have frontage to Riccarton Road West, and abut the South Island Main Trunk Railway line to the southeast.

The subject sites are zoned **Rural** in the Dunedin City District Plan. The general area is identified as being subject to land stability, seismic and flooding risks.

Subdivision of a Rural-zoned site into lots greater than 15.0ha is a **restricted discretionary** activity pursuant to Rule 18.5.1(i) of the Dunedin City District Plan. A residential dwelling on each of the new lots is permitted pursuant to Rule 6.5.2(iii).

The Proposed Second Generation District Plan ("the Proposed Plan") was notified on 26 September 2016. Rules 16.7.4 (minimum site size for rural zones) and 16.9.5.5 (assessment of subdivision performance standard contraventions – minimum site size) were given immediate legal effect pursuant to section 86D of the Resource Management Act 1991 at the time of notification. Accordingly, the Proposed Plan rules also need to be considered alongside the Dunedin City District Plan rules.

The site is zoned **Rural – Taieri Plains** in the Proposed Plan. It has high class soils and the general area is identified as being at risk of flooding.

Rule 16.7.4 specifies a minimum site size of 40.0ha for lots created by subdivision in the Rural – Taieri Plains zone. The proposed subdivision is therefore a **non-complying** activity pursuant to Rule 16.7.4.3. The land use rules for the Rural zones are not yet in effect or operative.

Overall, the proposed subdivision is considered to be a **non-complying** subdivision.

The application may be inspected online or at the City Planning Desk at the Dunedin City Council Customer Service Centre, Civic Centre, 50 The Octagon. Please contact Lianne Darby on phone 03 477 4000 if you have any questions about the application.

Anyone may make a submission on the application. You may do so by delivering a written submission to City Planning, Dunedin City Council, at 50 The Octagon; submitting electronically at the website below; emailing to planning@dcc.govt.nz; or mailing to PO Box 5045, Moray Place, Dunedin 9058. A

signature is not required if you submit by electronic means. The submission must be in Form 13. Copies of this form and the application document are available from the Dunedin City Council's website via www.dunedin.govt.nz/rma

Submissions close on 13 June 2016.

You must serve a copy of your submission on JP & DS Sebelin, the applicants, whose address for service is C/- Paterson Pitts Group, PO Box 5933, Moray Place, Dunedin 9058, as soon as reasonably practicable after serving your submission on the Dunedin City Council.

Signature on behalf of Dunedin City Council

Date